



ZONING BOARD OF APPEALS
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartfordct.gov

Petition # 14-18
Fee \$ 430

ZONING APPLICATION FOR: (check one of the following)

☒ VARIANCE

☐ SPECIAL EXCEPTION

☐ APPEAL RULING OF ZONING
ENFORCEMENT OFFICER

☐ MOTOR VEHICLE DEALER/
REPAIRER LOCATION APPROVAL

LOCATION OF PROPERTY 33 Griswold Dr

(NEAREST CROSS STREET) (LOT #) (ZONING DISTRICT)

APPLICANT Kevin Huang 33 Griswold Dr
(NAME) (ADDRESS)
(425) 736-7213 kevin.huang@trincoll.edu
(TELEPHONE #) (EMAIL)

APPLICANT'S INTEREST IN PROPERTY Property owner

RECORD OWNER OF PROPERTY _____
(Name) (Address)

DATE OF PROPERTY ACQUIRED BY PRESENT OWNER 7/14/17

DESCRIBE YOUR APPLICATION: Include applicable sections of the Zoning Ordinance. For applications for a VARIANCE, state legal hardship. Attach second sheet, if necessary. This application must be accompanied by the required fee, site plan(s), and any other information required by the Zoning Ordinance, or Rules of the Board.

See attached

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Board and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Kevin Huang 6/18/18
SIGNATURE OF PROPERTY OWNER & DATE
(Also print or type clearly)

U:\SharedDocuments\ZBA\zba-zoningapplication_March2016

Kevin Huang 6/18/18
SIGNATURE OF APPLICANT & DATE
(Also print or type clearly)

Kevin Huang

Kevin Huang, Ph.D.
33 Griswold Dr
West Hartford CT, 06110
Tel: (860) 297-3339

kevin.huang@trincoll.edu

June 18th, 2018

To whom it may concern,

I am seeking a variance for Section 177.20(E) of the Code of the Town of West Hartford, Connecticut, which states:

"In any rear yard only accessory buildings not exceeding 15 feet in height shall be permitted, provided that they shall not occupy more than 25% of the required rear yard"

The required rear yard for my lot is 50'x30', or 1,500 total square feet. A 17'x19' garage occupies 323 square feet of the required rear yard. The area is quite private, as a 7' fence borders my property and 38 Ballard Dr (rear), and an 8' hedge borders my property and 37 Griswold (north border).

I am seeking additional covered storage space, and am interested in a 12'x16' Kloter Farms storage shed to match the aesthetic of the garage (vinyl siding, architectural shingles, similar colors). The shed will be constructed and installed professionally by Kloter Farms. Importantly, I would like for the shed to be in the required rear yard area for two primary reasons:

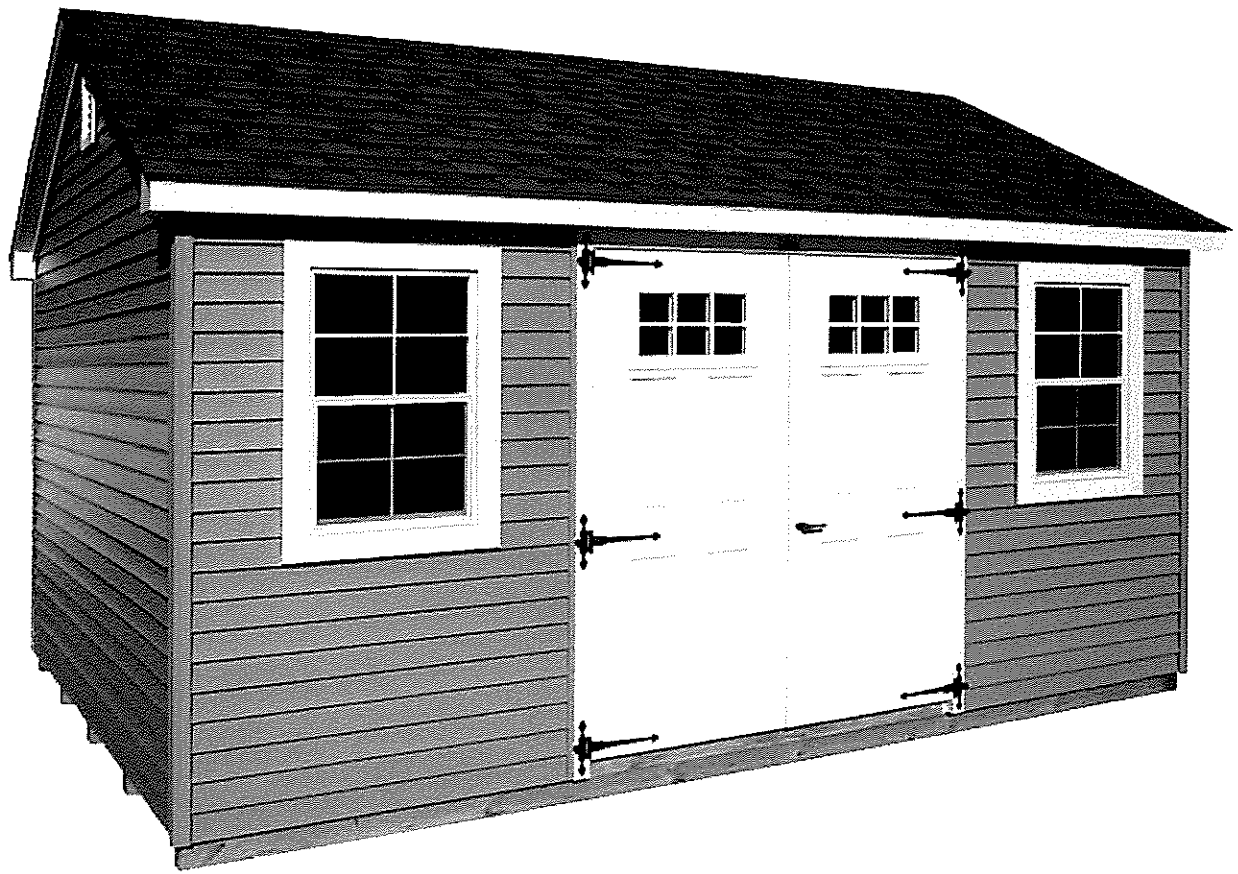
1. to maximize the usable recreational area in the yard
2. to maintain the aesthetic consistent with the neighborhood of accessory buildings being placed in the rear area of the yard

The proposed addition of the shed results in a total of 515 square feet of accessory buildings. Thus, this variance asks for an additional **140 square feet**, which equates to an additional **9.3%**, of the required rear yard for accessory buildings.

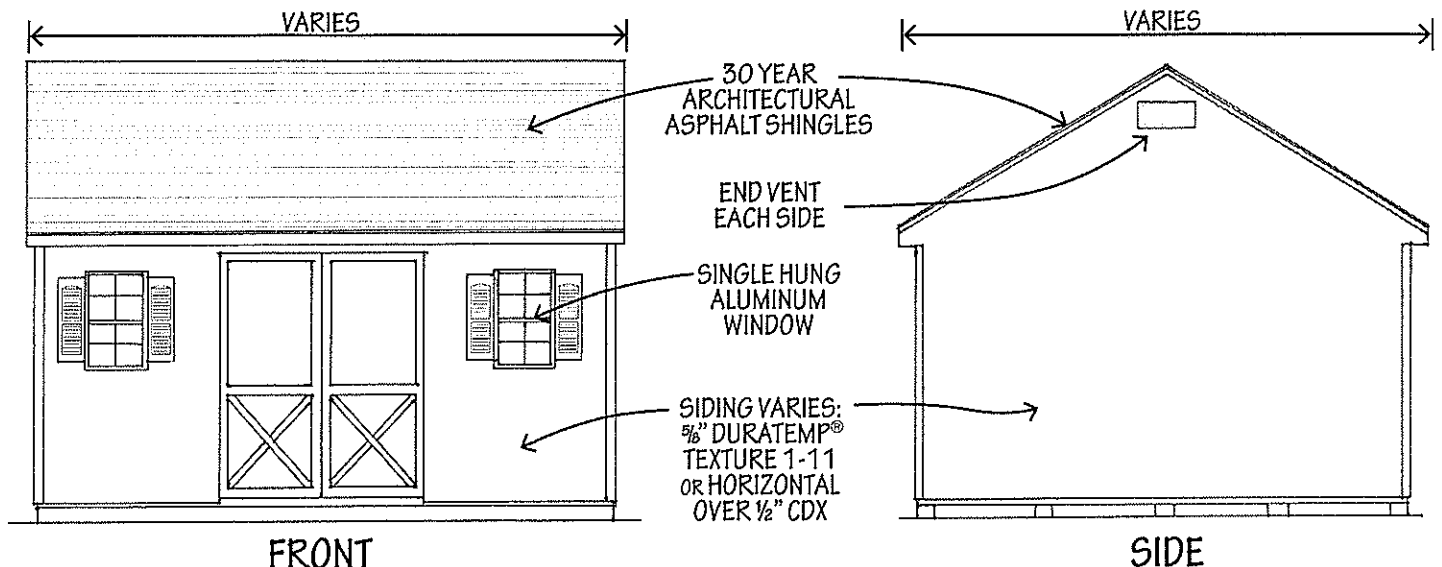
Regards,



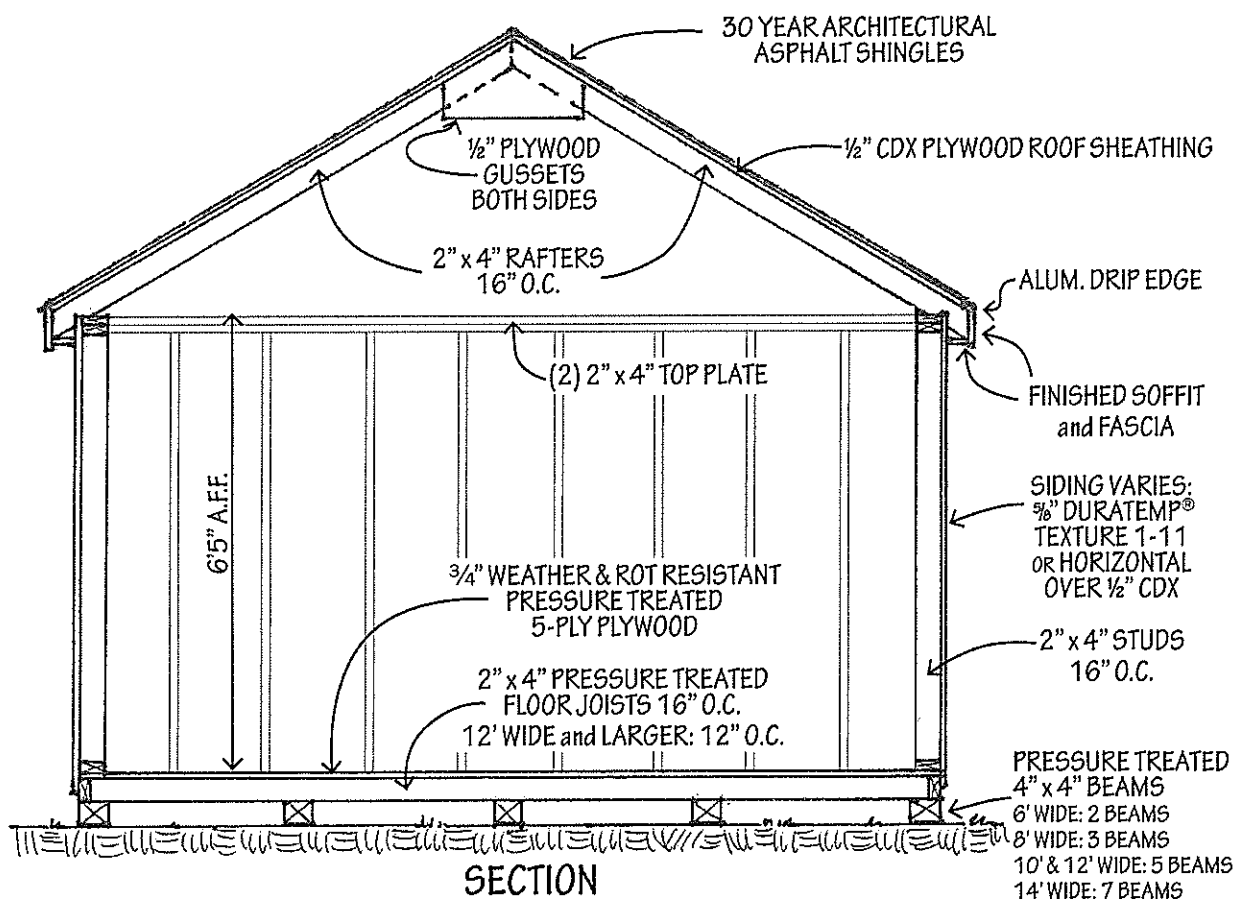
Kevin Huang
Assistant Professor of Engineering



Cape Storage Building



*shown with standard double doors and standard windows



KLOTER FARMS

www.KloterFarms.com

860-871-1048 800-289-3463 Fax 860-871-1117
216 West Road (Rte 83), Ellington, CT 06029

NOTES:

Building Code - conforms to
2012 International Residential
Code table R301.5

Designed to resist wind gust of
120 MPH for 3 seconds
Design wind force - 34psf
Design snow load - 40 psf
Design floor load - 100 psf

The following photos depict the home in its entirety, as well as the location where I would like to build the shed and am seeking a variance.



Fig 1. The front-face of the home, from Griswold Dr.



Fig 2. The backyard of the property. Note the fence on the west border, the tall hedge on the north border, and the neighbors' trees surrounding the area.



Fig 3. A specific shot of the area where the variance is being sought, and a rough outline of the proposed shed location (red).

Petition for 33 Griswold Dr variance for accessory building (shed) in required rear yard.

Per Section 177.20(E) of the Code of the Town of West Hartford, Connecticut:

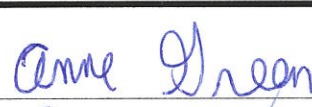

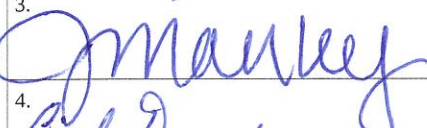
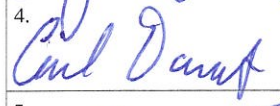
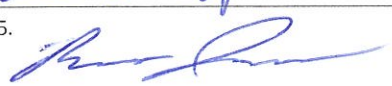

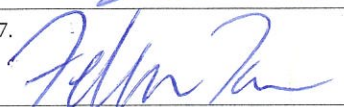
"In any rear yard only accessory buildings not exceeding 15 feet in height shall be permitted, provided that they shall not occupy more than 25% of the required rear yard"

I verify that I collected the information on this petition form that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.




Signature 

Date 6/18/18

We, the undersigned owners of properties adjacent to 33 Griswold Dr, approve of the proposed shed construction in the required rear yard of 33 Griswold Dr. Furthermore, we support the zoning variance for Section 177.20(E) to enable construction of the shed in the required rear yard.

Property Owner Signature	Printed Name	Address
1. 	Anne Green	42 Ballard
2. 	CHRIS WILSON	29 GRISWOLD DR
3. 	Judy Manley	38 Griswold Dr
4. 	Carl Donatelli	30 Griswold Dr
5. 	BEADE JAMES	37 GRISWOLD DR.
6. 	MOLLY JAMES	37 GRISWOLD DR.
7. 	Felicia Tam	34 Griswold Dr.
8.		
9.		
10.		

Please find attached a scaled plot of property and surrounding neighbors. The surrounding neighbors, eight total, are color coded into three different categories:

1.  yellow – these six neighbors support the proposed shed location and construction and have signed the petition. They are:
 - 42 Ballard Dr
 - 37 Griswold Dr
 - 38 Griswold Dr
 - 34 Griswold Dr
 - 30 Griswold Dr
 - 29 Griswold Dr
2.  blue - I met with the owner of 38 Ballard Dr, and they are in support of the proposed shed location and construction. However, because the property is in a transition period (ownership may change soon), we agreed that it would not be appropriate to sign the petition despite the support.
3.  crosshatched green – I could not locate the owner of 34 Ballard Dr (sold 06/08/18), since the new property owner has not yet moved in as of the 18th of June, 2018.

In summary, six of the eight immediate neighbors are supporting the proposed shed location and construction, they are highlighted in yellow on the plot. One neighbor is in support, but because of the potential change in ownership in the near future, has not signed the petition. Finally, one neighbor has yet to move into their new dwelling.



- signed, in support



- has not signed, but in support (ownership may be transitioning soon)



- has not signed, has yet to move in



G R I S W O L D

